The McKinley Herald

VOL. I, No. 3. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. JUNE, 1905.

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PROGRESS AT McKINLEY.

Clearing Advancing Rapidly on the Manigua Groves.

That substantial results have been obtained by the clearing force of 40 to 50 men now at work on the Manigua Groves is shown by the following cablegram received from President H. P. Hayes:

May 30, 1905.

"One hundred forty-five acres cleared. Seven men came today.

"HAYES."

From previous reports giving the locality and direction in which the clearing was being done, we are able to publish in this issue a map of the orange groves tract showing approximately the space cleared.

During the absence of our president in the North, his superintendent at McKinley carried on the work on the lines already laid out. On April 30th Mr. Hayes reached the island on his return, taking with him a pair of mules, set of harness, disk-plow and other equipments and supplies bought in Havana. He found that our clearing force was receiving few recruits from our colonists, nearly all of whom were so busy working on their own tracts that the grove work did not tempt them. Owing to the recent influx of American capital there are no unemployed men on the Isle of Pines, except from time to time as certain pieces of work are finished.

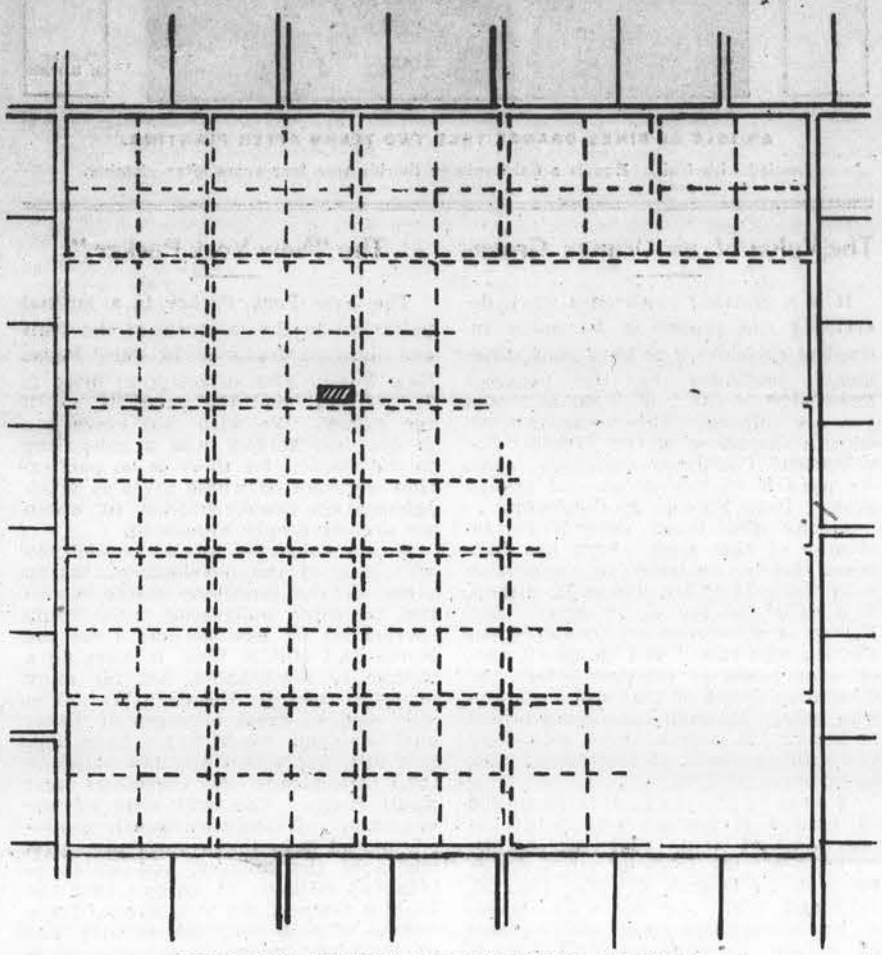
In order to carry out the vigorous prosecution of the work determined upon by our directors, President Hayes went to Havana to secure the workmen necessary, and the allusion in his recent telegram to the arrival of seven new men refers to the second gang which he had arranged for in Havana. His first additional gang, consisting of 11 men, arrived on May 25th. These additions brought our clearing force up to 46 men, and, as no applicants will be turned down, we will probably have more. With this large force at work we expect within the next 60 days to be able to report 250 acres or one-half of our entire Grove tract cleared. Men who have had experience in clearing land on the Isle of Pines have complimented us on the amount of work we have accomplished.

Mr. Hayes also announces the building of a substantial two-story frame house near the center of the Manigua Groves tract. Its position is indicated on the chart showing the clearing. On the lower floor will be the offices of the company, while the upper floor will be divided into rooms for settlers or visitors. This work is already well in hand and in a later issue we will announce its completion. The building is to be 30x70 feet and will form a commodious and convenient company headquarters until the Orange Groves tract is cleared and planted, when the center of interest will be transferred to the development of the town-site and work in other parts of the property.

The first shipment of budded orange trees for planting in the Grove has been made from Gillette's nursery, near Tampa, and our bondholders who are on the ground will soon see the Grove with orange trees standing upon it. New purchases by the Company include a three-seated wagon for meeting the steamer and conveying our settlers and visitors to McKinley, and a small cart to run about in. Our stump-puller has been found to work satisfactorily, pulling down 100 trees or more a day, removing the stump and tree in one operation. In another column an extended notice is given of the firm of David Baldwin & Co., who will install an up-to-date saw mill. There is nothing which is more needed at McKinley than this mill, and we predict that it will be working overtime from the start, getting out rough and dressed lumber for the many buildings which our settlers are planning. It will also turn out the thousands of vegetable and orange crates which will soon be needed.

Our surveyor, Mr. Roberts, has been working steadily with a corps of assistants and nearly all of our plantation tracts are now surveyed and staked.

Mr. C. E. Thomas, whose family joined him at McKinley early in the spring, has built a very commodious and convenient house on Tract No. 330. Mr. John Spirook, who went down in March, has built him a small house on Tract No. 401, and Mr. George Werner has ordered lumber for his house on Tract No. 404 which he intends to occupy with his family in the fall.



MAP OF THE MANIGUA ORANGE GROVES, 500 ACRES.

The blank space on the right represents the part cleared up to May 30th—145 acres. The position of the new Grove Cottage is indicated near the center.

Latest News.

Just as this article goes to the printer we have received a cablegram, dated June 7th, stating that 10 acres more are cleared and that plowing and the planting of orange trees had begun. Mr. Hayes was in Havana on that date getting still more men.

Strawberry Culture.

There is big money to be made in strawberry growing at McKinley, because we can not only produce a superior quality of fruit, but we can put it on the New York market long before the Southern States begin to ship.

Here is an item clipped from the New York *Packer*, which tells what a Florida grower accomplished:

"As illustrating the possibilities of trucking in Florida, the experience of F. P. Barry, of Sydney, is interesting. He located in Hillsboro county two years ago and began trucking near Sydney, making a specialty of berries. He had barely enough to start on to buy a horse and wagon. Now he owns a forty-acre tract, all paid for. Last year he marketed 6,000 quarts of berries. This year his output was 7,000, netting him 18 cents per quart. He grows large quantities of potatoes, cabbage, beans, etc."

The Isle of Pines enjoys enormous advantages over Florida and it only remains for the growers to do their part in order to exceed even this splendid showing of $1,260 for a season's returns.

Isle of Pines Fruit.

In order to give our bondholders a chance to taste some fruit actually grown on the Isle of Pines, we have ordered four crates of smooth Cayenne pineapples which are now on the way and will be on sale at our office in a few days. The price will be not over 25c each, and we will reserve a few for any bondholder on request.

SAW MILL AT McKINLEY.

A Much-Needed Plant to be Put in Immediately.

The firm of David Baldwin & Co., has just been formed to install a sawmill and planing mill and deal in lumber at McKinley. The firm consists of David Baldwin, of Batavia, formerly of Fulton, N. Y., who will manage the business, Horace P. Hayes and Frederik A. Fernald, officers of the Tropical Development Co., and Frank W. Hanrahan of Buffalo. The outfit will include a 10-inch, four-side moulding machine and a surfacer, and will be able to turn out not only rough lumber, but also matched flooring, novelty siding, mouldings for door and window casings, and all other dressed lumber required for building purposes. The making of crates for fruits and vegetables will also be carried on at the mill. Part of the machinery has already been purchased, and the firm expects to have the mill in operation early in July, when it will begin sawing those thousands of pine logs that our settlers and workmen have been cutting during the past five months. Our many bondholders who are intending to build this coming fall can now place their orders for materials with David Baldwin & Co., for August and September delivery. The firm can be addressed in care of the Tropical Development Company for the present.

Big Profits in Pineapples.

Here is an item from the New York *Packer* of April 15th that makes pleasant reading for those interested at McKinley:

"There was sold on Tuesday at auction some 3,000 crates of Havana pines, ex SS. Morro Castle. The stock was very green and immature so that in spite of a strong demand and a firm tendency, the market was a trifle lower, 18s ranging from $3@3.20; 24s, $3@3.20; 30s, $3.10@3.20; 36s, $3@3.10; 42s, $2.10@2.40. On Wednesday, some 700 crates were sold and the quality being far better, prices were sharply advanced, 18s selling at $3.45; 24s, $3.35@3.50; 30s, $3.55; 36s, $3.25@3.35; 42s, $2.75."

As the entire cost of selling a crate of pineapples grown at McKinley and laid down in New York, including all expenses, is $1.23, it will be seen, by a little calculation, that on the moderate estimate of 250 crates per acre a handsome profit can be realized.

Of course, if fancy varieties, such as the famous smooth Cayennes, are planted, the profits of the grower will be vastly increased.

For instance, a visitor who has just returned from the Isle of Pines told us the other day of a grower who had raised $2,700 worth of smooth Cayenne pineapples and $900 worth of "suckers" or slips, on two acres of land this winter. The suckers are now selling at 5c apiece in the island, and the demand is greater than the supply.

One of our bond buyers is endeavoring to make up a carload lot of household goods to be shipped to McKinley some time in the summer. Any others in Buffalo or vicinity who would like to join him, and thereby secure a cheaper freight rate, are invited to write the Company stating how many cases or packages of goods they expect to have, and when they can be ready.

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The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

JUNE, 1905.

McKinley, Isle of Pines, as a Health Resort.

For the last hundred years the Isle of Pines has been recognized by the people of Havana as a spot whose salubrious climate balmy air and remarkable mineral springs made it eminently desirable as a summer resort. The Spanish Government was accustomed to send fresh recruits to the Isle of Pines before assigning them to duty in other parts of Cuba in order that they might become acclimated, while it also maintained a hospital there for the benefit of invalid soldiers. The medical profession of Havana have long recommended the mineral waters of the Isle of Pines for patients suffering from stomach troubles, and every year the mineral water concession of the island, or the right to bottle and ship it from the public spring, is leased or sold for the ensuing year, and the waters so disposed of are placed on sale in Havana.

Samuel Hazard, the celebrated writer, had occasion to visit the springs a quarter of a century ago, and relates the following facts concerning their wonderful healing qualities:

"Lounging around Havana with a severe bronchial affection, I was informed officially that I would have to do one of two things for a cure, either give up smoking or go to the Isle of Pines and take the miraculous waters of its mineral baths. The disease necessitated the interior of my throat being touched frequently with caustic and salts of copper, without any material or permanent benefit. In coming here to the Isle of Pines, I in no respect changed my way of living, being only careful to take my two baths and drink four glasses of the water per diem; yet at the expiration of ten days, when I left the island, I was completely cured and have never since had a return of the complaints."

If Mr. Hazard were alive today and able to return to the Isle of Pines, he would meet many another American who could tell the same story of praise of the healthful climate of the Isle of Pines and the curative qualities of its waters.

For instance there is Mr. Charles Snow, of Wisconsin, who came to the Isles of Pines on January 5th of the present year. On his arrival he weighed 122 pounds, was compelled to walk with crutches and moved with great pain. Mr. Snow drank the magnesia water from the mineral springs here, inhaled the splendid, health-giving air of the mountains and sea, bathed in the magnesia waters, and as a result now weighs 146 pounds—18 pounds more than when he arrived. Now he is able to walk without the assistance of cane or crutches, attends all the dances and participates in them, rides horseback, and does anything which suggests itself to him. His trouble was sciatic rheumatism, and he attributes his recovery to the magnesia water and climatic influences of the Isle of Pines.

On page eight of our illustrated prospectus will be found a letter from Hon. Herbert G. Squires, U. S. Minister at Havana, Cuba, in which the climate and mineral waters of the Isle of Pines are highly praised.

The reputation of the island as a health resort is spreading in the United States. It is safe to predict that the Isle of Pines will far outstrip Florida as a winter resort in the not far distant future, not only because of its more salubrious climate, but also because of its picturesque and diversified scenery, beautiful drives and abundant mineral waters.

Photo by M. H. Dunn

AN ISLE OF PINES ORANGE TREE TWO YEARS AFTER PLANTING.

Loaded with fruit. Equals a California or Florida tree four years after planting.

The Value of an Orange Grove.

It is a pleasant experience when describing the profits to be made in tropical agriculture to have your statements confirmed by the personal knowledge of the individual to whom you are talking. This sometimes occurs in the offices of the Tropical Development Company, especially when we have a visit from an old orange grower from Florida or California.

Among the most noteworthy instances of this kind which has happened lately occurred in connection with the visit of Mr. James E. Bishop, who called to see us in April. Mr. Bishop is a veteran orange-grower of Florida who raised and shipped thousands of boxes of oranges before the disastrous freeze of 1894 and 1895, and who passed through the trying ordeal of seeing his superb grove ruined by the chilling blasts of December, 1894, and February, 1895.

"I went to Florida in 1876 when the cultivation of oranges was in its infancy in that state," said Mr. Bishop.

"I set out my grove of ten acres at Sanford, in Orange County, Fla., in 1876 and 1877. My trees flourished, as I've always had good luck in planting orange trees and raising the fruit. My grove was 18 years old and was in full bearing in 1894. All the groves in that section were in fine condition. The famous Spear Grove was right beside my property and my grove, like it, was a great money-maker.

"I owned another grove of five acres on which there was a small, cheap four-room house. The grove was eight years old the year of the freeze. Well, sir, my home place wasn't for sale at any price, but the small grove of five acres was. I wanted a pretty good price for it, however, and just to show you what a first class orange grove is worth, I will say that I refused $1,000 cash per acre, or $5,000 for that five-acre grove just *three weeks before the freeze of 1894!*

"After the freeze struck us you couldn't give your land away. I own eighty acres in Florida that I will sell for $2.00 or $2.50 per acre today and be glad to get the money."

Mr. Bishop stayed in Florida for about three years and a half after the freeze hoping to retrieve his fortune, but finally came North, as the prospects for a renewal of Florida's old-time prosperity as an orange-producing region appeared to have gone forever.

He believes the Isle of Pines has a great future, thanks to its soil, climate and close proximity to Northern markets.

Valuing Household Goods.

We have received recent information that it is not necessary to put a value on each separate article of household goods taken by settlers to their new home, but only a lump sum on the whole contents of each case or barrel. This applies to goods that have been in use more than a year. New goods are dutiable and must be packed by themselves, and the value and material of each article must be given.

The "New York Packer."

The *New York Packer* is a journal published in the interests of the fruit and produce trade at 76 Park Place, New York. The subscription price is $1 per year and the paper is worth the money. We wish that every one of our bondholders was a subscriber to the *Packer*, for there is no publication we know of which gives so much information about subjects in which we are all deeply interested.

If you subscribe to the *Packer* you will read of the development taking place in the Southern states where the intensive cultivation now being carried on by new settlers from the North and Middle West is working a change as remarkable, but far more peaceful, than did the Civil War. You will read of great acreages of Texas and Louisiana lands which have long lain idle, but which are now shipping their train-loads of vegetables and small fruits. You will read of the movement of Georgia's peach crop—one of the most important fruit movements of the country, and which is bringing millions of dollars into the Empire State of the New South. Every county of this southern country has its fruit and vegetable shippers' association, formed to find the best market, get the most money on shipments and promote the interests of the growers generally.

From the *Packer* you will learn that cotton is no longer king in Dixie and that the cultivation of vegetables and small fruits is marking an era of progress and prosperity in the Southern states.

"But," you may ask, "what has this go to do with the Isle of Pines?"

Simply this: If the Southern produce-grower can make money on April and May shipments to the North, how much more can you make on shipments in January, February and March? Read the *Packer* and follow the market quotations. Learn how they organize and manage their shipments. Get familiar with the various reliable produce houses which advertise in its columns and gain a working knowledge of the business end of the undertaking before you get your first crop. All of these things will contribute to your ultimate success.

The reign of King Sugar and Queen Nicotine is almost over in Cuba and the Isle of Pines, and it will be the American colonist and settler who will supplant them with new rivals in the agricultural world.

Wireless Telegraph Coming.

Last September a government concession was granted for wireless telegraphic communciation between Cuba and the Isle of Pines, and early in May a site for a station was selected at Nueva Gerona. The location is near the armory of the rural guards, which indicates that the authorities expect to make use of it for police messages. This telegraph will supply the need for quick communication with the island, and is one more proof that facilities for doing business there will be supplied just as fast as the demand arises.

To Live Amid the Summer Bloom.

Where Summer ever wears her green,
And earth, her sunny glances meet,
Where dappling shadows ever fall
Upon the grass beneath the feet,
A pleasure 'tis, to live the hours
Beneath the palm and tropic flowers!

To live amid the Summer bloom—
To breathe the perfume in the air,
To listen to the busy hum
Of swift wings darting here and there,
To live among the things that live,
The golden hours the tropics give!

To thrill with every glad, wild song
That ripples out from leafy bough,
To feel the soul more beautiful
When sipping joys and learning how
To live, beneath the palm, the hours,
Or dream among the tropic flowers!

Mrs. C. F. Lyman, Batavia, N. Y.

An Illustration of Our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 3 months	Every 6 months	Yearly
1 bond .	$ 1.67	$ 5.00	$ 10.00	$ 20.00
2 bonds.	3.34	10.00	20.00	40.00
3 bonds.	5.00	15.00	30.00	60.00
4 bonds.	6.67	20.00	40.00	80.00
5 bonds.	8.34	25.00	50.00	100.00
6 bonds.	10.00	30.00	60.00	120.00
7 bonds.	11.67	35.00	70.00	140.00
8 bonds.	13.34	40.00	80.00	160.00
9 bonds.	15.00	45.00	90.00	180.00
10 bonds.	16.67	50.00	100.00	200.00
11 bonds.	18.34	55.00	110.00	220.00
12 bonds.	20.00	60.00	120.00	240.00
15 bonds.	25.00	75.00	150.00	300.00
20 bonds.	33.34	100.00	200.00	400.00
24 bonds.	40.00	120.00	240.00	480.00

If you pay all cash for your bonds at time of purchase you get a discount of Ten Per Cent., and thus save $8 per bond.

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $80 each and pay only $20 down on them as your first payment. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $20 down and $20 a month for four years you can secure 12 of our Gold Bonds at $80 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

The report just issued by the Cuban government showing the custom house receipts for the ports of Cuba and the Isle of Pines gives the receipts of the Isle of Pines during the month of March as $544.57, as against $99.44 for March of last year. This increase of $444.63, or more than *five hundred per cent.*, proves how rapidly the Isle of Pines is increasing in population and prosperity.

Correspondence from McKinley.

Our first letter this month is from Mr. Bostwick, who, with Mrs. Bostwick, arrived at their new home about Feb. 1st. The letter came just too late to use in our last issue.

McKINLEY, I. of P., Mar. 22, '05.
RISLEY BROS., Buffalo, N. Y.:

Gentlemen—I write to inform you that we are now living nicely in our new house on Tract No. 421. Have nearly two acres cleared. Cut down the first tree for house site on Feb. 8th. House is 17x25 feet, with kitchen attached 8x10 feet. Have dug a well 27 feet deep. We are well pleased with our site and have no desire to see any more of Buffalo's winters. The climate is delightful. Thermometer 84 to 90 degrees at 12 o'clock, but we work out in the sun, burning down trees and clearing without feeling any inconvenience from the heat. Camp Buffalo, or Cottage Hotel, is full all the time with people; some settlers, others to look at their land. Mayor Knight of Buffalo, his wife and son, a Mr. and Mrs. Johnson and Mrs. Adams are there now. All here are happy and busy putting up their houses and clearing their land. Respectfully,

J. H. BOSTWICK.

We shall have to apologize to Frank Sherwood for making public the following hearty, cheerful "letter home" which he wrote to his parents at Niagara Falls, but it tells so much about life at McKinley that other young men who intend to go down would like to know, that we could not help begging for a copy.

McKINLEY, I. of P., May 9, '05.

DEAR FATHER AND MOTHER—I have not as yet received any word from you of late, so I thought I would drop you a few lines more to let you know that we are in good health and enjoying life down here among the pines. I went to Gerona Sunday afternoon and stayed at the hotel over night so I could get the mail in the morning, and if I did I could have mailed you a letter back the same day, but none came from you and I suppose I will have to wait for the next boat. I did not work today either, as I had to pick up and pack our trunks again, because Mr. Corbin, the partner to the man we are staying with, has come back from Buffalo and there was not room for four. We are now staying with two young lads from Buffalo, James Graser and Henry McGillis. We have a swell big house all to ourselves and it only costs Dave and I $3.00 a week each and the other lads furnish the grub. Dave helps do the cooking and I help with the cleaning. We expect to stay here now until we hear from you in regard to the tracts you get. I suppose by the time you get this letter I should hear from you in regard to the tracts.

Dave was working out on the Grove today burning trees, and he says it was pretty hot. The thermometer registered 86 degrees in the shade at camp.

Isn't it rich how some people like to talk? Some one says up there that we have left here and that we are quite sick of this place. I guess they were not in their right mind. We certainly like it down here and expect to stay. There are some good chances down here, and the first here is going to make the money. Dave and I have got a record as two of the best "stickers" and "roughers" on the McKinley tract. Everybody wants to know how we ever thought to bring all the truck we did, and when we see a bargain we are onto it quick with both feet.

If you hear of anyone coming down here who will bring us five or six working shirts, light color with the collars fastened on, why don't forget to send them; size 14½. If you can, also get me one of those light raincoats or an oiled coat of some kind, a short one—not those long raincoats. Something like a hunter's coat, with lots of waterproof pockets.

Did Joe tell you what I said about the barbering down here? Well, everything is done that way in Nueva Gerona. That is one reason why they will not sell any land to anyone except an American. What we want is good American ambition down here and I think it will certainly be a great place.

Well, the boys are going to bed, and I am pretty tired, so I think I will do the same. Don't forget to give my best regards to all the folks. Hoping to hear from you soon, we remain, as ever, Your loving sons

DAVE AND FRANK.

P. S.—I was out and had an ocean bath. It was the most delightful thing I ever had, except that I got one or two mouthfuls of salt water diving after star fish. There are lots of them down here. Love to all. FRANK.

Readers of the HERALD will remember that the writer of the following letter was one of our first party of settlers. He is still "sawing wood and saying"—just a few words now and then.

McKINLEY, ISLE OF PINES, May 24, '05.
Tropical Development Company, Buffalo, N. Y.:

GENTLEMEN—Yours of the 15th received yesterday, also my contract corrected and all O. K. Herewith will send you check for $110.00 as per your statement for six months on my Bonds, and hope it will be satisfactory to you.

Work is advancing fairly well on the Grove tract the last couple of weeks. We are working the stump-pulling machine to pull down trees and it works very well. Can take down on an average of 100 trees a day, removing the stumps at the same time.

Have a force of about 50 men at work. Sent you a little section of the map sometime ago showing the line of the clearing. Well, we have continued on the same line and are within 1,000 feet or a little less of the northern boundary of the Grove-line. The last 20 acres cleared was very thickly wooded, mostly with pine running in size from 8 inches to 1 foot in diameter, in some places as thick as 500 to the acre, so you will see there is considerable work in clearing it off.

We had a heavy rain yesterday and it has rained heavy all this afternoon so we could not work.

The fellows that have sand enough to stick right to it will come out all right in the end.

Mr. Steere is talking of building. I made out a lumber bill for him.

Yours truly,

JOS. A. McNEILL.

Photo by M. H. Dunn

A PARTY OF BUFFALO BOND-HOLDERS ON A VISIT TO McKINLEY.

Change of Sailing.

The steamer from Batabano now runs to the Isle of Pines on Wednesday and Sunday, so that closer connection can be made by leaving New York on the Thursday boat, reaching Havana on Monday, than by taking the Saturday boat, which arrives in Havana on Wednesday, but does not land its passengers early enough for the steamboat train across the island.

Purchasers of our bonds outside of Buffalo are requested to send payments in express or postoffice orders, or New York drafts. It is the custom now for banks to charge for collecting out-of-town checks, so when the Company deposits such checks it does not get their full face value. We have paid on single checks charges ranging from five cents to $2.16, depending on the size of the check and the distance of the place where it was drawn. Persons who have bank accounts can usually get a New York draft for the asking, and an express or postoffice order costs very little. Many of our buyers have not needed to be told what was the right thing to do, and we hope this request will be sufficient for the others.

Any purchasers of our bonds who have changed their addresses recently are requested to notify the Company.

Advance in Price of Bonds

We wish to impress upon our readers that the offer of the Tropical Development Company's profit-sharing Gold Bonds with bonus of fertile plantation acreage, or city lots, at the present price of $80 each is limited and will expire as soon as the few remaining bonds reserved for sale at $80 are disposed of.

We have no fixed date for advance in price. This depends upon the number of bonds sold; but it is *absolutely certain* that within *a very short time* the few remaining bonds for sale at $80 will be subscribed for. After they are sold the price of all bonds will be *advanced*.

In order to avoid disappointment, fill in the subscription form enclosed herewith and mail it to us today with your remittance.. If your subscription reaches us before the balance of our bonds offered at $80 are sold, your application will be accepted. If not, your money will be refunded unless you wish to buy at the increased price.

Why toil and freeze here when you can start on the road to success and perhaps FORTUNE by accepting our great offer *now*?

Watermelons as a Winter Crop at McKinley.

Watermelons will grow in the Isle of Pines anywhere the seed is scattered—great big fellows weighing 40 pounds or more. We hope our settlers at McKinley will not overlook this crop, for, properly handled, it can be made to pay handsomely.

Nor is the growing of watermelons entirely a summer proposition. On the contrary, if planted in the fall, they will be ready to eat at Christmas time and ready to ship north, too.

Read what R. R. Claridge, a Texan, says about Texas watermelons in a recent issue of the New York *Packer*, and then add watermelon seed to your list of plant-seeds for this spring and next fall also:

"I have got them started to growing watermelons in east Texas, for shipment, and am watching the outcome with great interest. I do not mean that I was the first man to ship watermelons in carlots from east Texas, but I was first to grow and ship uniform variety, graded and loaded like they ought to be to make money. I believe they would prove a good money maker for this section, filling a gap between south Texas and Missouri and going on the Northern markets in better melon weather than earlier shipments from south Texas. Several hundred cars will go this season from east Texas points. They will be mostly Kolb Gems, very desirable to forward to Northern and Eastern points. I sent nineteen cars to St. Louis and I doubt if any of them were consumed there. The melons did not average less than twenty pounds. No melon weighing under twenty pounds should be loaded. Those not familiar with the Kolb Gem are liable to pull it too green."

One of the American settlers in the Isle of Pines raised a watermelon three feet long and weighing over sixty pounds, which he sold to the hotel proprietor at Neuva Gerona, and which was eaten at the hotel on last Christmas day.

New York Market Quotations for April 8.

From the New York Packer:

Cauliflower (Fla.) per basket	$1.50@3.00
Lettuce (Fla.) per basket	1.00@3.00
Onions (Cuban) per crate	2.50
Okra (Cuban) per carrier	2.00@3.00
Squash (Cuban) per box	2.00@3.00
Peas (Fla.) per basket	75@2.50
String beans (Fla) per basket	1.00@2.25
Tomatoes (Cuban) per crate	1.50@3.25
Peppers (Cuban)	1.00@2.00
Egg-plants (Cuban) per box	2.00@4.00

Note—It will be observed that these quotations are for April 8th, which is comparatively late in the season for Cuban products to bring such good prices in New York, as Florida stuff is generally on at this time.

California's Orange Crop.

POMONA, Cal., May 15.—As an example of the return received from this year's shipment of oranges, it is said that one shipper made a deposit of $15,000 in one day, following it with others but little smaller in amount.

Within the next two months it is said that more than $400,000 will be distributed among the growers of this vicinity, while P. L. Dreher, manager of the San Antonio Fruit Exchange, through which about 85 per cent. of the crop in this section is marketed, says the returns on the season's shipments will be at least $1,000,000.—*American Fruits.*

The annual fruit crop of the United States has a value of $132,000,000. The orchard fruits produced each year have a value of $84,000,000; small fruits, $25,000,000; grapes, $14,000,000, and citrus fruits grown principally in California and Florida, $8,549,000.

McKINLEY, ISLE OF PINES

A City of Orange Groves in the American District of Cuba.

Founded by the TROPICAL DEVELOPMENT COMPANY,

17 West Swan Street, Buffalo, N. Y.

Frontier and Bell Telephones
Local and Long Distance

THE FIDELITY TRUST COMPANY, BUFFALO, N. Y., TRUSTEE AND REGISTRAR OF BONDS.

OFFICERS AND DIRECTORS:

President, HORACE P. HAYES.....Wholesale and Retail Drugs
Vice-President, JAMES A. HILL.....Publisher, New York
Treasurer, FREDERIK A. FERNALD.....Capitalist
Secretary, MARC W. COMSTOCK.....Attorney
JOHN M. HULL.....Vice-President, J. W. Ruger Manufacturing Co.
HON. ERASTUS C. KNIGHT.....Mayor of Buffalo
HON. HENRY H. PERSONS.....President, Frontier Telephone Co.
REESE P. and HOWARD S. RISLEY.....Land Commissioners

BANK OF BUFFALO, BUFFALO, N. Y. ROYAL BANK OF CANADA, Havana, Cuba, Authorized Depositories

THE TROPICAL DEVELOPMENT, COMPANY, incorporated under the laws of New York State, and registered under the laws of the Republic of Cuba, is composed of some of the most prominent business men of Buffalo and other cities who were far-seeing enough to know that vast wealth is to be made in the Republic of Cuba and especially the Isle of Pines within the next few years.

They knew that the Isle of Pines possessed unrivaled advantages for growing delicious fancy fruits, including the most luscious ORANGES, GRAPE-FRUIT, PINEAPPLES, MANGOES, GUAVAS, WATERMELONS, STRAWBERRIES and all kinds of WINTER VEGETABLES, which bring big prices when the snow is on the ground at home. California and Florida can't compare with the Isle of Pines—an island of eternal June where FROSTS, FLOODS, DROUGHTS, BLIZZARDS and CYCLONES are UNKNOWN.

The finest TOBACCO, COTTON and COFFEE in the world are raised there. BEES make HONEY amid its flowerbeds and orange groves when California and Florida are shivering with cold.

WE ARE SO CLOSE TO THE NORTHERN MARKETS

That our RARE TROPICAL FRUITS and FRESH, WINTER-GROWN VEGETABLES can be allowed to mature fully and yet arrive here in January and February in prime condition.

THE ISLE OF PINES is only 1,310 miles from New York, while California is 3,300 miles distant. Our freight rate on a box of oranges is 49 cents, which is one-half as much as California growers must pay the railroads.

We are only 4 DAYS FROM NEW YORK and the PRINCIPAL AMERICAN CITIES—fine, fast express steamers twice a week and lower rates for passengers and freight than from California or Florida.

THIS COMPANY IS INCORPORATED

For the purpose of buying, seling, improving and cultivating land in the Isle of Pines, establishing and maintaining STEAMSHIP, TROLLEY, TELEGRAPH, CABLE and TELEPHONE LINES, BUILDING LUMBER, COTTON and COFFEE MILLS, FURNITURE, COTTONSEED OIL and CIGAR FACTORIES, WATERWORKS, ELECTRIC LIGHT and POWER PLANTS, HOTELS, STORES and DOCKS, and buying and selling all tropical fruits and products.

McKINLEY—ITS ORANGE GROVES AND PLANTATION TRACTS.

OUR REAL ESTATE EXPERTS have purchased a magnificent tract of 5,200 ACRES, lying between two rivers, every acre being high, dry and well drained, and have had it surveyed and plotted by our engineering corps into the following subdivisions: Ten-acre Plantation Tracts, divided by 40-foot roads; a 500-acre tract to be planted in orange and grapefruit trees and called the Manigua Orange Groves and a town site of 659½ acres (over one square mile), divided by streets and diagonal avenues 100 feet wide, with 2,000 full-size house and business lots suitable for winter homes and residences surrounding a plaza or public square which we are laying out in serpentine walks and flowerbeds and planting as an open-air botanical garden, with all manner of rare tropical plants, fruit trees, palms and orchids which thrive in the island.

NOTHING IS TAKEN OFF THE SIZE OF YOUR LOTS OR PLANTATION TRACTS FOR STREETS OR ROADS. THESE ARE GIVEN BY THE COMPANY.

A $500,000 TROPICAL PLANTATION.

WITH THE OBJECT of establishing the various industries and public improvements described above and thus making all of this great property the scene of active American development and WORTH TEN TIMES ITS PRESENT PRICE, we have inaugurated the most gigantic and liberal colonization enterprise ever undertaken.

WE ARE PROVING the value of the whole property for agricultural purposes by planting the Manigua Orange Groves tract of 500 acres in the choicest varieties of orange and grapefruit stock, making a great grove of 45,000 TREES.

BETWEEN THE ROWS of fruit trees before they come in bearing, we are planting COTTON, TOBACCO, PINEAPPLES, WINTER VEGETABLES, etc., without interfering at all with the trees, thanks to the fertility of the soil. Thus we shall secure a DOUBLE PROFIT from the cultivation of every acre and a diversity of crops and products yielding a SURE, CERTAIN and PERPETUAL HARVEST THE YEAR ROUND.

EVERY ACRE OF THE ORANGE GROVES WORTH $1,000.

THE MANIGUA ORANGE GROVES will be worth at least $1,000 PER ACRE when in full bearing. California and Florida groves, exposed to frost, and the former requiring expensive irrigation, sell for $1,000 to $2,000 AN ACRE. FERTILITY OF SOIL, FROSTLESS CLIMATE AND CHEAP FREIGHTS by steamer to Northern markets ARE ALL IN OUR FAVOR.

Thus this 500-ACRE TRACT AT ONLY $1,000 PER ACRE WILL BE WORTH $500,000—its yearly crops of oranges and grapefruit alone being sufficient to pay 20 PER CENT. on this valuation without reckoning the earlier large returns from the quick-growing crops of FINE CIGAR TOBACCO, some of which sells as high as $5 A POUND in Havana; the LONG STAPLE SEA ISLAND COTTON, worth 20 TO 30 CENTS A POUND, used in making thread, and double the value of the ordinary southern cotton; its thousands of crates of PINEAPPLES, WINTER VEGETABLES and other valuable tropical products.

ENORMOUS INCREASE IN LAND VALUES CERTAIN.

THE DEVELOPMENT of the Manigua Orange Groves and the great tropical plantation it comprises will not only be a large source of revenue, but will make every 10-ACRE TRACT in the COLONY and every RESIDENCE and BUSINESS LOT in McKINLEY more valuable. It will prove the fertility of the soil and the profitable sale of its crops will DEMONSTRATE the money to be made in fruit, cotton and tobacco-growing by Americans.

Everybody knows how one successful enterprise of this kind attracts others. Land values double and quadruple under such conditions in a night. California lands sold a few years ago for $3 an acre. When a Yankee colonist proved they could produce Navel Oranges by planting only two trees, prices rose like magic. Over 140,000 people came into Riverside district in twelve months. Today land there is worth $250 AN ACRE. The same thing will happen in the Isle of Pines. IN FACT IT HAS ALREADY BEGUN.

THE LAND IS ABSOLUTELY FREE TODAY.

With a broader business policy than has characterized any similar enterprise, the company will GIVE AWAY the PLANTATION TRACTS and TOWN LOTS scheduled below.

There are 1,500 ACRES of rich, fertile ORANGE, GRAPEFRUIT, PINEAPPLE, COTTON, TOBACCO, COFFEE and VEGETABLE land surveyed and plotted in 10-ACRE tracts near the big orange groves. town site, etc., and 900 HOUSE and BUSINESS LOTS IN McKINLEY itself to be given away, ABOLUTELY FREE, as a bonus to the first subscribers to

OUR PROFIT-SHARING GOLD BONDS.

There are 5,000 of these bonds of a par or face value of $100 each. The total par value of the bonds is, therefore, $500,000—equal to the value of the Manigua Orange Groves when in full bearing. These BONDS are secured by the 500-ACRE ORANGE AND GRAPEFRUIT GROVES OF 45,000 TREES.

Each bond represents A SHARE IN THE GROVES, so that the bondholders really own the GROVES, their title being secured by THE FIDELITY TRUST COMPANY, which holds the title for them as trustee.

THE TROPICAL DEVELOPMENT COMPANY has guaranteed to clear and plant, and to cultivate the Groves until 1914. The Company will harvest and market the yearly crops of ORANGES, GRAPEFRUIT, PINEAPPLES, COTTON, TOBACCO, WINTER VEGETABLES, ETC., and pay the net profits to the bondholders twice a year as profits on their investments. After the groves come into bearing in the fourth year, the average yield of 45,000 trees at 3 boxes of fruit per tree (a very conservative estimate) would be 135,000 boxes of fruit yearly. This will produce an average return of $135,000 a year at a profit of only $1 per box from oranges and grapefruit alone, and we have not calculated the LARGE ADDITIONAL PROFITS to be made from the crops planted between the rows of citrus trees. DEDUCTING $35,000 a year for expenses after the groves begin to bear, and the balance is an average of $100,000 NET PROFIT a year for six years until 1914, when the groves are to be sold. This return of $100,000 will pay TWENTY PER CENT. on $500,000, the total par value of the bond issue. It is TWENTY-FIVE PER CENT. on the PRESENT SUBSCRIPTION PRICE. The Groves are to be laid out and planted in 100 5-ACRE TRACTS and these tracts (each of which will be a separate grove of 5 ACRES) will be sold at public auction by the Tropical Development Company on McKINLEY DAY, January 29, 1914, in the Isle of Pines.

Every acre being in a high state of cultivation, with an average of 90 full-bearing orange and grapefruit trees upon it, sold at $1,000 an acre or more to the highest bidders will yield a total of at least $500,000.

Thus the profit-sharing gold bonds will be redeemed at NOT LESS THAN $100 each and every bondholder will get back $100 for his bonds beside the yearly profits they have paid from the sale of oranges, grapefruit, pineapples, cotton, tobacco and winter vegetables.

If, however, the bondholders prefer, they can organize a company, exchanging their bonds for an equal amount of stock and continue a very profitable investment by managing the Groves themselves.

THE FREE GIFT OF LAND TO BONDHOLDERS.

EVERY SUBSCRIBER to our PROFIT-SHARING GOLD BONDS who acts promptly will receive a DEED FREE AND CLEAR FOR PLANTATION ACREAGE OR TOWN LOTS, which he can select himself, as follows:

With each $100 bond we give you the choice of one acre of fertile plantation land, one business lot (50x150 feet) or two residence lots, each 50x150 feet, at McKINLEY. The smallest amount of plantation acreage deeded is 3 acres, which is given with 3 bonds. These fertile tracts are today worth $100 per acre, while the residence and business lots in the beautiful tropical American city of McKinley are worth $50 and $100 each.

The City of McKinley is surrounded by plantation tracts and the Manigua Orange Groves are within a short distance.

The Isle of Pines is in every sense the AMERICAN DISTRICT OF CUBA. Hundreds of Americans have settled here and others have bought land and are looking toward it as a future home. FOUR-FIFTHS of the total available agricultural area of the island is already ACTUALLY OWNED BY AMERICANS. In half a dozen years it will be the MOST FAMOUS WINTER AND HEALTH RESORT IN THE ADJACENT TROPICS, AND THE CENTER OF AN ENORMOUS FRUIT, TOBACCO AND WINTER VEGETABLE TRADE.

THE TROPICAL DEVELOPMENT COMPANY and its directors have spent many thousands of dollars in buying and improving their lands. They will spend HUNDREDS OF THOUSANDS MORE in development work.

THE FREE TRACTS AND LOTS which we offer as a BONUS to the first subscribers to our bonds are but a SMALL PART of our holdings. We reserve the right to WITHDRAW this offer at any time or to ADVANCE THE PRICE of our BONDS without notice. This is our FIRST OFFER and it is naturally OUR BEST. We cannot keep it open always.

PRESENT PRICE OF BONDS $80 EACH.

As stated above, the par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they are to be redeemed in 1914 from the sale of the groves.

THE PRESENT SUBSCRIPTION PRICE is only $80 PER BOND, which includes a full, free deed to choice plantation acreage or town lots. We make no extra charge for surveying or transferring property, or recording the transfer.

THIS IS POSITIVELY THE GREATEST REAL ESTATE AND INVESTMENT PROPOSITION EVER MADE. It's an opportunity that can't last long. If you are wise you will send in your subscription TODAY for as many bonds as you can buy and thus start on the road to PROSPERITY and a COMPETENCE FOR LIFE. You don't have to go to McKinley to live in order to share in the money to be made there, but if you want to move down you can easily make $3,000 to $5,000 a year raising ORANGES, GRAPEFRUIT, TOBACCO, COTTON, COFFEE, WINTER VEGETABLES, ETC., in one of the most HEALTHFUL, FERTILE and BEAUTIFUL spots on earth.

ADVANCE IN PRICE OF BONDS.

THE PRESENT PRICE of our BONDS is fixed solely to ADVERTISE McKINLEY. The more people we have owning property there, the faster the colony and city will grow. This is common sense and good business.

But we shall quickly ADVANCE the price of our BONDS to $100, and reserve the right to WITHDRAW the land BONUS entirely at any time.

AS AN INVESTMENT ONLY.

The Gold Bonds of the Tropical Development Company offer exceptional inducements to thrifty, conservative people, who can lay aside something each month.

A CO-OPERATIVE PLAN.

The more persons interested the more money is made and the more successful the undertaking. Why? Because a small army of men are working for it. One thousand people, owning plantations at our property and cultivating the same will add more than 1,000 PER CENT. to the value of our reserved lands. Don't lose sight of the fact that if you secure a 10-acre plantation from us we have other nearby tracts which will be held till the price has LARGELY INCREASED.

Large and diversified ownership by energetic and enterprising Americans will make all of this great property—YOURS as well as OURS—worth in five years TEN TIMES what it is today, hence our present liberal offer. Such a field of wealth has never before been opened. It may mean a FORTUNE TO YOU; it certainly means HAPPINESS, COMFORT and a COMPETENCE FOR LIFE to those who accept our proposition NOW.

Rheumatism, coughs, colds, pneumonia, catarrh, neuralgia, typhoid fever, diphtheria or smallpox are unknown in the Isle of Pines.

Why toil and freeze, when by at ONCE taking advantage of this offer, you can reap a golden harvest and live a life of comparative ease, spending your winters at McKinley and your summers in the North, if you choose?

ILLUSTRATED PROSPECTUS FREE.

We will send free to any address, a HANDSOME BOOK containing over 75 pictures of scenes in the Isle of Pines, maps and FULL INFORMATION about the island, such as intending INVESTORS AND SETTLERS would want. WRITE FOR THIS BOOK AT ONCE. THE FACTS IT CONTAINS WILL INTEREST YOU.

OUR FREE LAND ALLOTMENT

WILL SOON EXPIRE. ACT QUICKLY IF YOU WISH TO SHARE IN IT. OUR OFFICES WILL BE KEPT OPEN EVENINGS TILL 9 O'CLOCK WHILE THIS SPECIAL LIMITED OFFER LASTS.

TODAY IS THE DAY

To accept this offer. Send in your subscription for as many bonds as you can buy BEFORE THE PRICE ADVANCES.

Terms—TEN PER CENT. OFF FOR ALL CASH. MONTHLY, QUARTERLY, SEMI-ANNUAL AND ANNUAL PAYMENTS WILL ALSO BE ACCEPTED.